

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BRADLEY RD, ARLINGTON

## OWNERSHIP

Owner 1:	LERNER RACHEL E			
Owner 2:	LACOMBE PETER			
Owner 3:				
Street 1:	26 BRADLEY RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	JONES SYLVESTER S -		
Owner 2:	-		
Street 1:	26 BRADLEY RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 6,981 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Clapboard Exterior and 2220 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6981		Sq. Ft.	Site		0	70.	0.90	4									440,600						440,600	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6981.000	386,300		440,600	826,900
Total Card	0.160	386,300		440,600	826,900
Total Parcel	0.160	386,300		440,600	826,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		372.48	/Parcel: 372.4

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	386,300	0	6,981.	440,600	826,900	826,900	Year End Roll	12/18/2019
2019	101	FV	306,200	0	6,981.	440,600	746,800	746,800	Year End Roll	1/3/2019
2018	101	FV	306,200	0	6,981.	377,700	683,900	683,900	Year End Roll	12/20/2017
2017	101	FV	306,200	0	6,981.	352,500	658,700	658,700	Year End Roll	1/3/2017
2016	101	FV	306,200	0	6,981.	302,100	608,300	608,300	Year End	1/4/2016
2015	101	FV	276,500	0	6,981.	270,700	547,200	547,200	Year End Roll	12/11/2014
2014	101	FV	276,500	0	6,981.	250,500	527,000	527,000	Year End Roll	12/16/2013
2013	101	FV	276,500	0	6,981.	238,900	515,400	515,400		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Meas/Inspect	264	PATRIOT
8/31/1991		JK	

Sign:
VERIFICATION OF VISIT NOT DATA
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**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	63709
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

